

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
August 24, 2022

The Nickel Plate Review Committee was convened by Eugene Johnson at 5:00 p.m. The meeting was held at the City of Fishers Pavilion.

A roll call was taken and those members present were: Eugene Johnson, Rich Block, Jamie Nieves, Selina Stoller. Emily Bowman was absent.

Others in attendance: Megan Vukusich, Ross Hilleary, Sydney Granlund, Kay Prange, Art Mandelbaum, Mike Lewis, Joe Nixon.

Minutes from the 7-27-22 meeting were approved, 3-0-1.

a. Case #NPR-22-4 11405 Lantern Road (PREVIEW)

Custom Container Builders on behalf of Joe Nixon Properties request approval of site design, architecture, and waivers for a 2,260 sqft Custom Container Builders new residential house. The property is zoned VC – Village Center with the common address of 11405 Lantern Road.

Ross Hilleary, Assistant Director of Planning and Zoning, presented the resubmitted request for site design, architecture, and waivers for a house at 11405 Lantern Road to be built using shipping containers. The lot is currently empty. Other properties on Lantern Road were shown for context.

Per petitioner measurements, the external material is now approximately 59% painted steel, previously 72% and trim is 22% wood plank material, previously 10%.

Staff recommends approval of the version showing 59% painted steel, and the following waivers be provided:

1. Requirement that the front façade is 75% masonry, and all other sides are 50%, currently property is proposed at 0% masonry.
2. Corten Steel as building material (59%).

Art Mandelbaum, representing Joe Nixon, presented the information that steel has a higher value, pictures of fiberboard homes that look like metal in the neighborhood, and that they are not asking for anything out of the ordinary.

Selina Stoller has spoken to Council members. Relying on Staff recommendations from the July meeting, she cannot support the project. This is not the vision for the Nickel Plate in a residential situation. There has never been a Village Center waiver of this magnitude. Her Motion will be not to recommend.

Megan Vukusich has offered to set up a meeting with Staff, Mr. Nixon, Counsel, and the Builder with Ms. Stoller and Mr. Peterson to discuss.

Mr. Mandelbaum noted some strong miscommunication and would rather table the request and meet with Ms. Stoller, and Mr. Peterson from Council.

Mr. Block recommended fiber cement board. He is concerned about structural integrity and a 25-year life on the steel material. Mike Lewis explained that the 25-year life span referred to is for shipping containers out on the open seas, which would not apply in this case. He is also concerned about how they stack structurally.

Jamie Nieves is concerned about a waiver of this magnitude.

Eugene Johnson agrees- work with Staff. He also asked about why there were 2 rear doors on the first floor. In discussion, Mr. Nixon agreed to remove the cargo doors on the West elevation and that the front patio will be fully designed.

Mr. Johnson asked for a Motion. Ms. Stoller made a motion for the Petitioner to table the item, and for the Petitioner to continue working with Staff, meet with Staff and Council members as discussed, and to define the patio and the additional masonry materials. Mr. Block seconded. The Motion was approved, 4-0.

As there was no other business, the meeting concluded at 5:50 p.m.

Respectfully Submitted by:

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Kay Prange, Recording Secretary